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C & W BUSINESS PARK

IN
SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST
CITY OF LAKE CITY, FLORIDA

PLAT BOOK **9** PAGE **39**
PAGE 1 OF 2

DESCRIPTION

BEGIN AT THE NORTHEAST CORNER OF THE SE 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 0°12'42" E, ALONG THE EAST LINE OF SAID SE 1/4, 284.09 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SW BRANFORD ROAD (STATE ROAD 247), THENCE S 41°22'08" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY, 306.02 FEET TO A POINT OF A CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE CONVEY TO THE NORTHEAST HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'12", A CHORD BEARING AND DISTANCE OF S 86°22'14" W 70.71 FEET, AN ARC LENGTH OF 78.54 FEET TO THE CENTERLINE OF SW BRANFORD ROAD, THENCE N 48°37'40" W, ALONG SAID CENTERLINE, 149.26 FEET TO A POINT OF A CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE CONVEY TO THE EAST HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 65°10'05", A CHORD BEARING AND DISTANCE OF N 16°02'36" W 482.12 FEET, AN ARC LENGTH OF 503.26 FEET, THENCE S 90°00'00" E, 510.84 FEET TO THE EAST LINE OF THE NE 1/4 OF SAID SECTION 2, THENCE S 01°42'08" W, ALONG SAID EAST LINE, 45.40 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 07°10'49" E, ALONG THE EAST LINE OF SAID SE 1/4, 794.09 FEET TO THE NORTHWESTERLY RIGHT OF WAY OF SW BRANFORD ROAD (STATE ROAD 247), THENCE S 41°22'08" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY, 486.22 FEET TO THE POINT OF BEGINNING; THENCE COURSE S 41°22'08" W, ALONG SAID NORTHWESTERLY RIGHT OF WAY, 177.46 FEET, THENCE N 48°37'40" W, 500.00 FEET, THENCE N 71°48'51" E, 295.85 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONVEY TO THE SOUTHWEST HAVING A RADIUS OF 20.10 FEET, A CENTRAL ANGLE OF 81°51'11", A CHORD BEARING AND DISTANCE OF S 67°18'21" E 39.31 FEET, AN ARC LENGTH OF 42.86 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONVEY TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22°14'57", A CHORD BEARING AND DISTANCE OF S 37°30'12" E 208.31 FEET, AN ARC LENGTH OF 209.88 FEET; THENCE S 48°17'41" E, ALONG SAID WESTERLY LINE, 145.30 FEET TO A POINT OF A CURVE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONVEY TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°59'48", A CHORD BEARING AND DISTANCE OF S 03°37'46" E 70.71 FEET, AN ARC DISTANCE OF 78.54 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 01°42'08" W, ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 2, 45.40 FEET; THENCE N 09°00'00" W, 205.55 FEET TO THE WESTERLY LINE OF SW REAL TERRACE AND TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONVEY TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 80°17'42", A CHORD BEARING AND DISTANCE OF S 10°53'15" W 50.30 FEET, AN ARC DISTANCE OF 05.15 FEET TO THE POINT OF BEGINNING; THENCE COURSE SOUTHWESTERLY ALONG SAID WESTERLY LINE ALONG THE ARC OF SAID CURVE CONVEY TO THE EAST HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22°01'37", A CHORD BEARING AND DISTANCE OF S 63°18'21" E 208.31 FEET, AN ARC DISTANCE OF 207.80 FEET TO A POINT OF REVERSE CURVE; THENCE RUN SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE CONVEY TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 80°03'15", A CHORD BEARING AND DISTANCE OF S 28°44'28" W 40.94 FEET, AN ARC DISTANCE OF 45.06 FEET; THENCE S 71°48'51" W, 109.26 FEET, THENCE N 08°11'57" W, 257.92 FEET; THENCE N 64°08'35" E, 105.32 FEET, THENCE S 67°18'21" E, 42.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.46 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION & OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT DANIEL CRAPPS, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED SEPTEMBER 1, 1980, KNOWN AS C & W LAND TRUST, AND PREMIERE INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNERS, AND FIRST FEDERAL SAVINGS BANK OF FLORIDA, AS MORTGAGEE, HAVE CAUSED THE LANDS HEREIN SHOWN AND DESCRIBED, TO BE SURVEYED, SUBDIVIDED AND PLATTED AS A COMMERCIAL SUBDIVISION, IN ACCORDANCE WITH AND PURSUANT TO THE PROVISIONS OF ALL APPLICABLE LAND DEVELOPMENT REGULATIONS AND ORDINANCES OF THE CITY OF LAKE CITY, FLORIDA AND FLORIDA STATUTES, TO BE KNOWN AS C & W BUSINESS PARK, AND CONSIDERING THAT THE LANDS HEREIN SHOWN AND DESCRIBED, ALL STREETS, ROADS, RIGHTS OF WAY, IF ANY, AND ALL UTILITY AND DRAINAGE EASEMENTS, AS SHOWN AND DESCRIBED ON THE PLAT OF SAID C & W BUSINESS PARK, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE CITY OF LAKE CITY, FLORIDA.

OWNERS:

Daniel Crapps
DANIEL CRAPPS, TRUSTEE
C & W LAND TRUST

Worth D. Morris
WORTH D. MORRIS
PREMIERE INVESTMENTS, LLC

Christopher H. Dauber
CHRISTOPHER H. DAUBER, MANAGING MEMBER
PREMIERE INVESTMENTS, LLC

Jonathan L. Ward
JONATHAN L. WARD, SR., MANAGING MEMBER
PREMIERE INVESTMENTS, LLC

Robert Turbeck
ROBERT TURBECK, II, SENIOR VICE PRESIDENT
FIRST FEDERAL SAVINGS BANK OF FLORIDA

CERTIFICATE OF THE CLERK OF COURTS

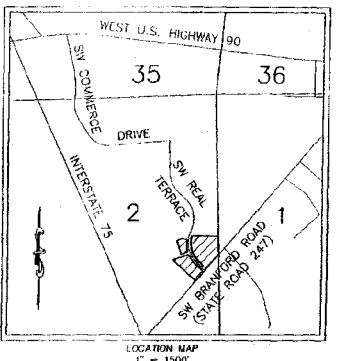
THIS PLAT HAVING BEEN APPROVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA IS HEREBY ACCEPTED FOR RECORDING WITHIN THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, THIS 10 DAY OF OCTOBER 2007 AND SHALL BE RETURNED IN PLAT BOOK 9, PAGES 39 AND 40.

SIGNED: **Robert Crabb**
CLERK OF CIRCUIT COURT, COLUMBIA COUNTY, FLORIDA

CERTIFICATE OF CITY SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR AND MAPPER, AS PROVIDED UNDER CHAPTER 177, FLORIDA STATUTES AND IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOCS HEREBY CERTIFY TO THE CITY OF LAKE CITY, FLORIDA, THAT THE PLAT OF SAID C & W BUSINESS PARK, THE UNDERSIGNED DEVELOPED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND HEREBY STATE THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SIGNED: **Donald F. Lee**
DONALD F. LEE & ASSOC.
DATE: 9-25-07



ACKNOWLEDGEMENT

STATE OF FLORIDA, CITY OF LAKE CITY
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF SEPTEMBER BY DANIEL CRAPPS, TRUSTEE OF C & W LAND TRUST HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: **Wanda Lisa Hicks**
MY COMMISSION EXPIRES: 8-23-10

ACKNOWLEDGEMENT

STATE OF FLORIDA, CITY OF LAKE CITY
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF SEPTEMBER BY CHRISTOPHER H. DAUBER, MANAGING MEMBER OF PREMIERE INVESTMENTS, LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: **Wanda Lisa Hicks**
MY COMMISSION EXPIRES: 6/16/2011

ACKNOWLEDGEMENT

STATE OF FLORIDA, CITY OF LAKE CITY
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF SEPTEMBER BY JONATHAN L. WARD, SR., MANAGING MEMBER OF PREMIERE INVESTMENTS, LLC. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: **Wanda Lisa Hicks**
MY COMMISSION EXPIRES: 6/16/2011

ACKNOWLEDGEMENT

STATE OF FLORIDA, CITY OF LAKE CITY
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF SEPTEMBER BY ROBERT TURBECK, II, SENIOR VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, FOR AND ON BEHALF OF SAID BANK HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: **Wanda Lisa Hicks**
MY COMMISSION EXPIRES: 6/16/2011

ACKNOWLEDGEMENT

STATE OF FLORIDA, CITY OF LAKE CITY
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF SEPTEMBER BY ROBERT TURBECK, II, SENIOR VICE PRESIDENT OF FIRST FEDERAL SAVINGS BANK OF FLORIDA, FOR AND ON BEHALF OF SAID BANK HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: **Wanda Lisa Hicks**
MY COMMISSION EXPIRES: 6/16/2011

SPECIAL NOTE

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL REPRESENTATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERANDED IN AUTHORITY BY ANY OTHER GRAPHS OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESURVEYS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS AS RECORDED IN OR AT PAGE(S) _____ OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND IN OTHER RECORDS OF THE PUBLIC RECORDS OF SAID COUNTY.

SPECIAL NOTE

NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY IN THE EVENT THAT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

NOTICE

ALL CABLE TELEVISION, TELEPHONE, AND POWER LINES SHALL BE LOCATED WITHIN DEDICATED UTILITY EASEMENT AND NOT WITHIN THE PUBLIC RIGHT-OF-WAY. RIGHT-OF-WAY SHALL BE RESERVED FOR THE INSTALLATION OF CITY SEWER, POTABLE WATER, AND GAS ONLY, EXCEPT IN CITY APPROVED CROSSING AREAS.

NOTES

1. BEARINGS ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY OF SW BRANFORD ROAD (STATE ROAD 247), BEING S 41°22'08" W.
2. TOTAL ACRES IN SUBDIVISION IS 9.46 ACRES.
3. SUBDIVISION CONSISTS OF 7 LOTS RANGING IN SIZE FROM 0.90 ACRES TO 2.14 ACRES.
4. PROPERTY IS ZONED COLUMBIA COUNTY COMMERCIAL INTERMEDIATE (CO) (C1).
5. CLOSURE EXCEEDS 1:10000.
6. ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 120070 D175 B EFFECTIVE DATE JANUARY 6, 1998 THE ABOVE DESCRIBED LANDS ARE IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND ZONE "A", AN AREA DETERMINED TO BE INSIDE OF THE 100-YEAR FLOOD PLAIN.
7. WATER SUPPLY AND SANITARY SEWER IS TO BE PROVIDED BY THE CITY OF LAKE CITY.
8. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 25 FEET
SIDE - NONE, EXCEPT WHERE A SIDE YARD IS PROVIDED, THEN A SIDE YARD OF AT LEAST 10 FEET MUST BE PROVIDED.
REAR - 15 FEET.
9. ELEVATIONS ARE BASED ON MVD 1978.
10. NO PROPOSED COVENANTS AND RESTRICTIONS EXIST FOR THIS SUBDIVISION.
11. EACH LOT WILL OBTAIN ITS OWN SEWER CONNECTION AT THE TIME OF CONSTRUCTION.
12. PRELIMINARY PLAT WAS DRAWN ON AUGUST 1, 2007 AND APPROVED ON AUGUST 30, 2007. FINAL PLAT WAS DRAWN ON AUGUST 28, 2007.
13. ALL LOT LINES ARE NON-RADIAL, UNLESS OTHERWISE INDICATED.

APPROVAL CERTIFICATION PLANNING & ZONING BOARD

I HEREBY CERTIFY THAT THE FOREGOING PLAT HAS BEEN REVIEWED BY THE CITY OF LAKE CITY FLORIDA PLANNING AND ZONING BOARD AND APPROVED AS TO CONFORMITY WITH ADOPTED LAND DEVELOPMENT REGULATIONS.

SIGNED: **Wanda Lisa Hicks**
CHAIRMAN PLANNING AND ZONING BOARD; DATE: 10-01-2007

PRINTED NAME: **Wanda Lisa Hicks**
LAND DEVELOPMENT ADMINISTRATOR

PRINTED NAME: **Larry D. Lee**
DATE: 9/28/07

CERTIFICATE OF ACCEPTANCE FOR MAINTENANCE

I HEREBY CERTIFY THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS ORDINANCE NO. 98-779 & AS AMENDED, OR THAT A SURETY BOND IN ACCORDANCE WITH SECTION 5.30 OF SAID LAND DEVELOPMENT REGULATIONS IN THE AMOUNT OF \$ _____ HAS BEEN POSTED WITH THE CITY CLERK TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS AND ESTIMATED MAINTENANCE REQUIREMENTS FOR THE REQUIRED WARRANTY PERIOD IN THE CASE OF DEFAULT.

SIGNED: **Wanda Lisa Hicks**
DIRECTOR OF PUBLIC WORKS; DATE: 9-28-07

PRINTED NAME: **Wanda Lisa Hicks**

CITY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM AND IS CONSISTENT WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 FLORIDA STATUTES.

SIGNED: **Wanda Lisa Hicks**
CITY ATTORNEY; DATE: 10-1-07

CERTIFICATE OF FINAL APPROVAL BY CITY COUNCIL

THE FOREGOING PLAT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF LAKE CITY, FLORIDA ON THIS 1st DAY OF OCTOBER, 2007.

SIGNED: **Wanda Lisa Hicks**
MAYOR, CITY OF LAKE CITY

ATTEST: **Wanda Lisa Hicks**
CITY CLERK, CITY OF LAKE CITY

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THIS TO BE A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND SHOWN HEREON, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE SUPERVISION, DIRECTION, AND CONTROL, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AS SHOWN AND THAT THE SURVEY DATA COMPLIES WITH THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS AND CHAPTER 177 OF THE FLORIDA STATUTES.

SIGNED: **Wanda Lisa Hicks**
DATE: 9-25-07

FILE NUMBER 200711022829
FILED AND RECORDED IN THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA
DATE 10-10-2007 AT 4:12:00 PM
RECORD NUMBER 1133
P. DONNELL CASON
CLERK OF COUNTY, FLORIDA
COLUMBIA COUNTY, FLORIDA
BY: **Wanda Lisa Hicks**

Inst. Number: 200712022829 Book: 1133 Page: 357a Date: 10/10/2007 Time: 4:12:00 PM Page 2 of 2

